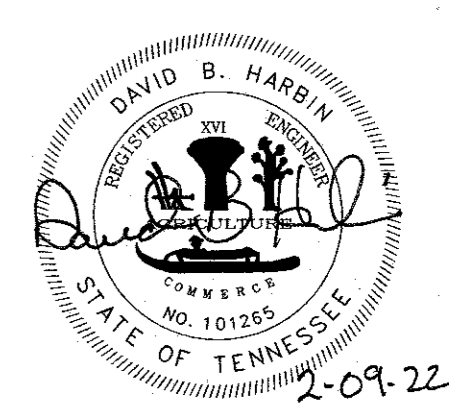


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 131.2 ACRES SUBDIVIDED INTO 359 LOTS WITH 13 COMMON AREA LOTS CONTAINING 33.54 ACRES.
 - THIS PROPERTY IS ZONED PR (PENDING).
- BUILDING SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 15'
- PERIPHERAL SETBACKS 35' (25' ALONG COUCH MILL ROAD); SEE PLAN FOR LOCATION
- ALL ROAD PROFILES ARE BASED ON KIDS CONTOURS.
 - UTILITIES:
 WATER: WEST KNOX UTILITY DISTRICT
 SEWER: WEST KNOX UTILITY DISTRICT
 ELECTRIC: KNOXVILLE CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
 - BOUNDARY SURVEY BY OTHERS
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - NO BUILDINGS WILL BE ALLOWED WITHIN THE 50' BUFFER AREA SURROUNDING THE SHAWNEES MANOR FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE TBM OF THE SHAWNEES ON THIS LOT.
 - ALTERNATE DESIGN STANDARD APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AT THEIR MARCH 10, 2022 MEETING:
 REDUCING CENTERLINE ROADWAY RADII FROM 250 FEET TO 125 FEET AT STATION 21+50 ROAD 'B'.
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING IS AS FOLLOWS:
 ALLOW ROADWAY GRADES AT INTERSECTIONS BETWEEN 'X' AND 'XII'
 ROAD 'X' 2.42% @ ITS INTERSECTION WITH COUCH MILL RD.
 ROAD 'X' 2.42% @ ITS INTERSECTION WITH ROAD 'E'
 ROAD 'E' 1.00% @ ITS INTERSECTION WITH ROAD 'X'
 ROAD 'E' 1.00% @ ITS INTERSECTION WITH ROAD 'D'
 ROAD 'D' 2.78% @ ITS INTERSECTION WITH ROAD 'E'
 ROAD 'D' 2.94% @ ITS INTERSECTION WITH ROAD 'C'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'B'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'A'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'H'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'I'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'J'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'K'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'L'
 ROAD 'D' 3.00% @ ITS INTERSECTION WITH ROAD 'M'
 - VARIANCE APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AT THEIR MARCH 10TH MEETING IS AS FOLLOWS:
 REDUCE TANGENT LENGTH BETWEEN BROKEN BACK CURVES 150' TO 125', STA. 5+87 TO STA. 7+20 ROAD 'C'.
 - VARIANCE APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AT THEIR MARCH 10TH MEETING IS AS FOLLOWS:
 REDUCE TANGENT LENGTH BETWEEN BROKEN BACK CURVES 150' TO 125', STA. 5+87 TO STA. 7+20 ROAD 'C'.
 - AREA WITHIN THE HILLSIDE PROTECTION IS 37.0 ACRES, 20.9 ACRES WILL BE DISTURBED.

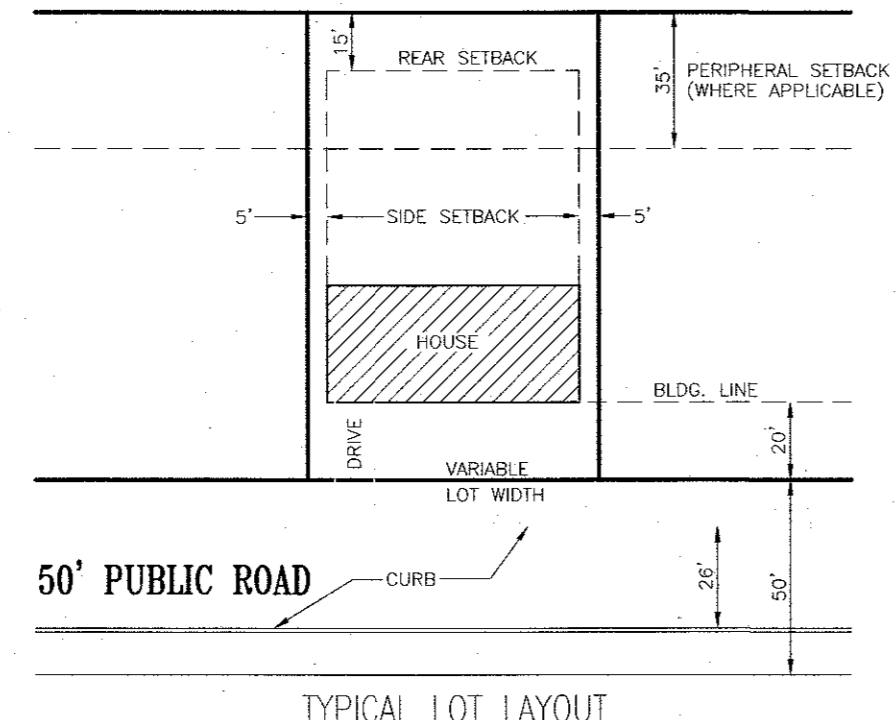
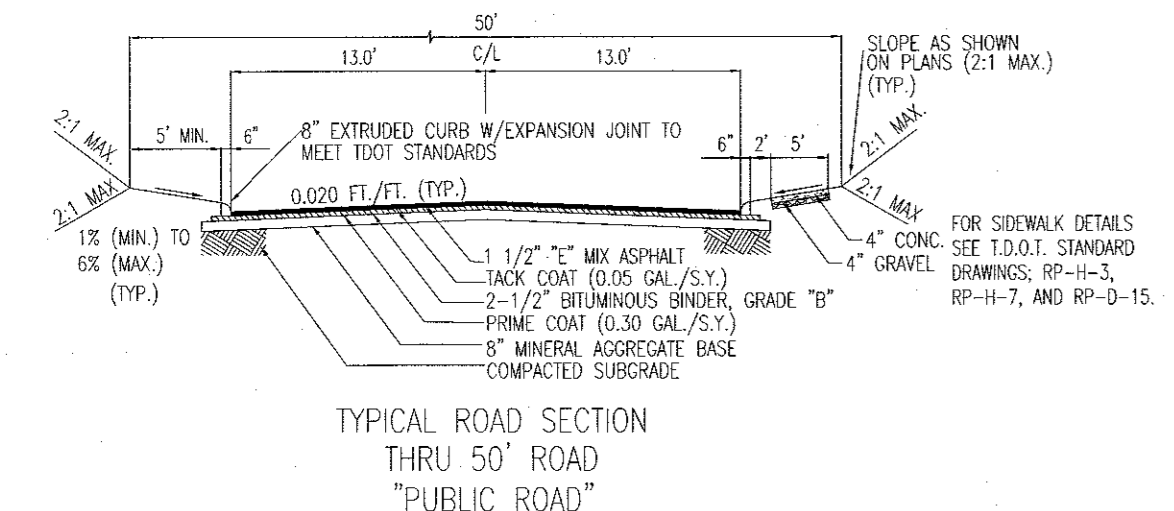


CERTIFICATION OF CONCEPT PLAN:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, EXHIBITS AND SPECIFICATIONS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: *David B. Harbin*
 TENNESSEE CERTIFICATE NO. 101265

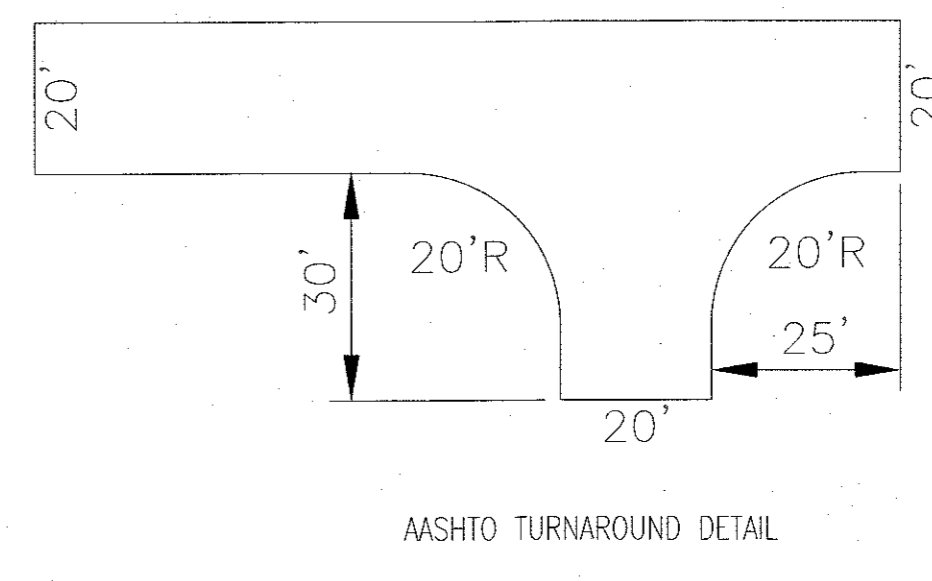
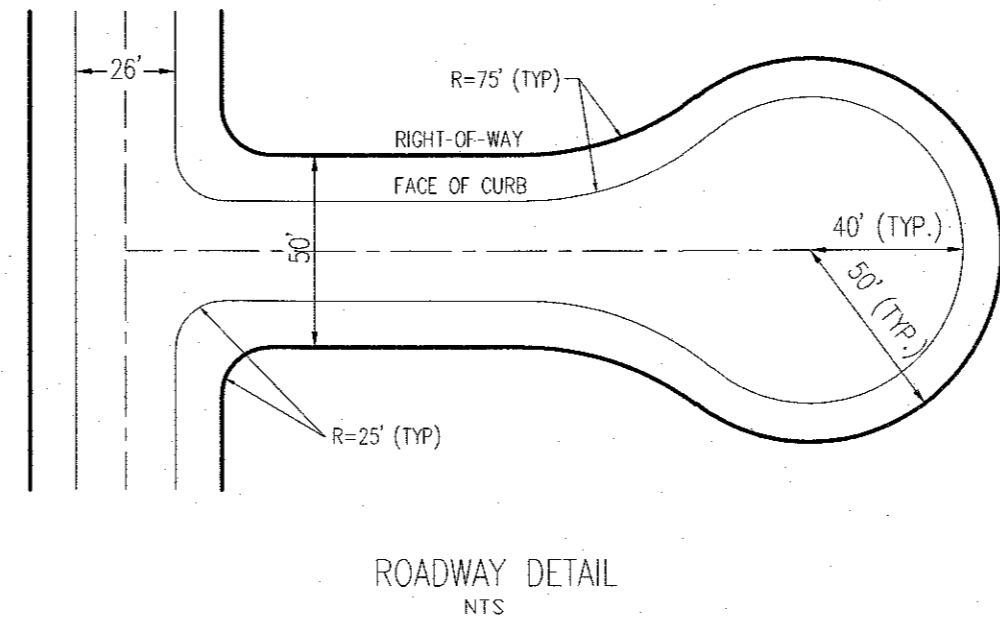
OWNER/DEVELOPER:
 SAFE HARBOR DEVELOPMENT, LLC
 c/o DARBY CAMPBELL
 308 LETTERMAN RD.
 KNOXVILLE, TENNESSEE 37919

55' WIDE DETACHED LOTS.....	197
65' WIDE DETACHED LOTS.....	162
TOTAL LOTS.....	359
LENGTH OF ROAD.....	16,330'
APPROX. ACREAGE.....	131.2±



File No.: 1-SA-22-C / 1-D-22-UR
 Date submitted: 2/14/2022

These plans have not been reviewed by Planning Staff and may not be finalized.



1-SA-22-C/1-D-22-UR

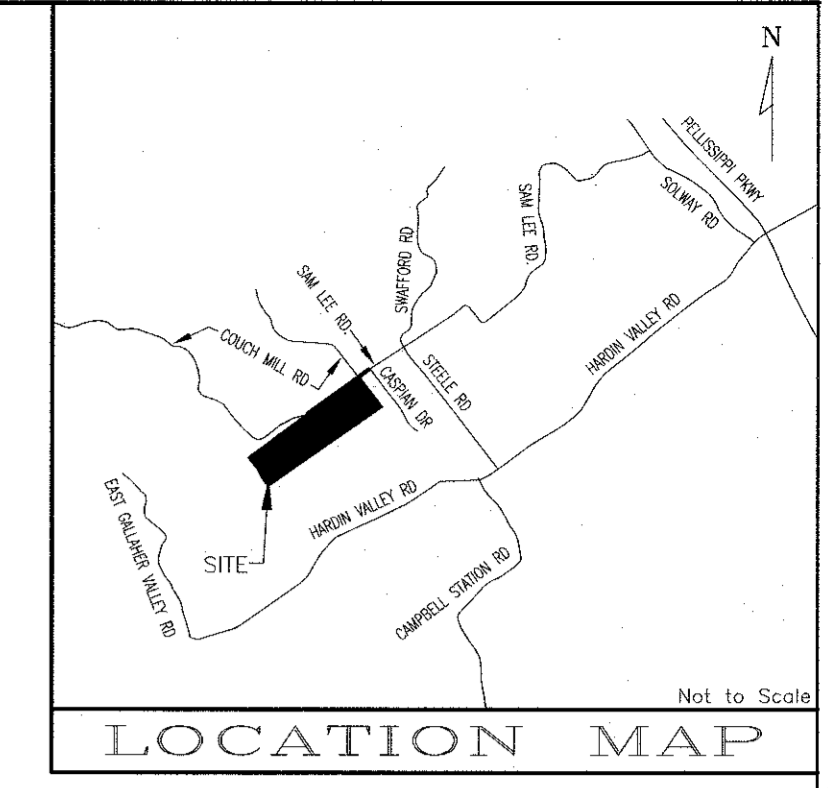
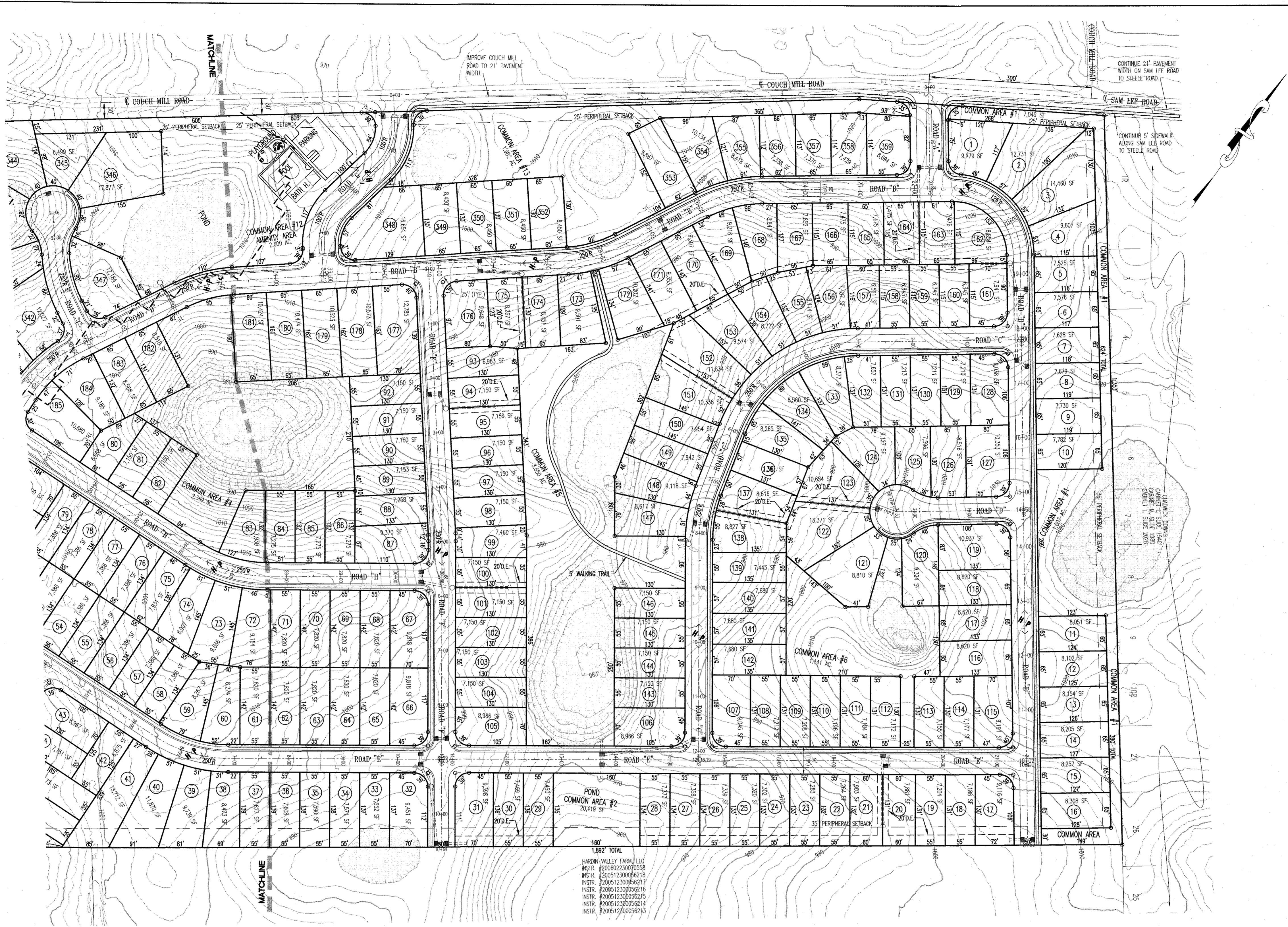
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4534 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	EEG	2	02-09-22					
CHECKED	DBH	1	02-01-22					
ELIMINATED TOWNHOME LOTS KNOXVILLE/KNOX COUNTY PLANNING COMMENTS								

SCALE
 1"=100'
 DATE
 10/13/21

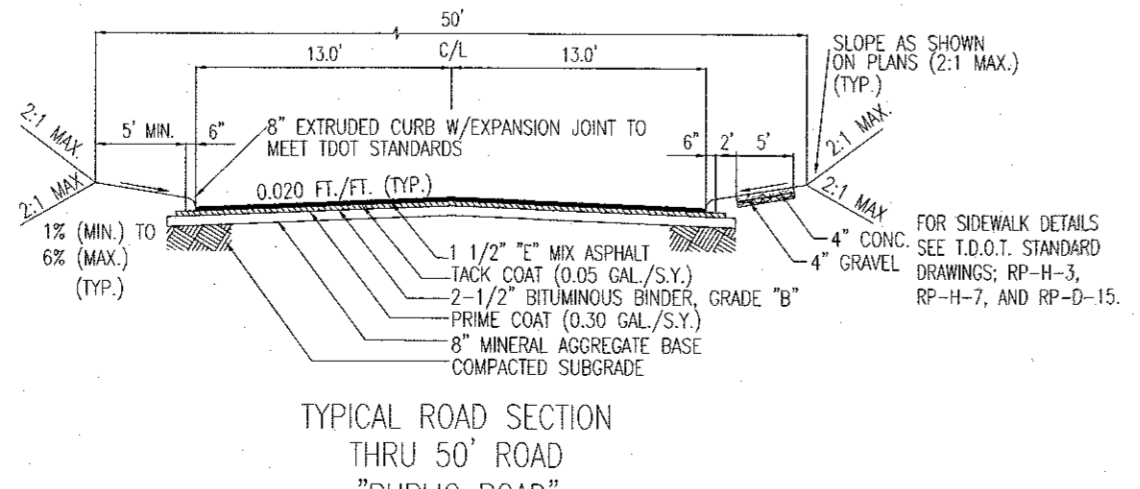
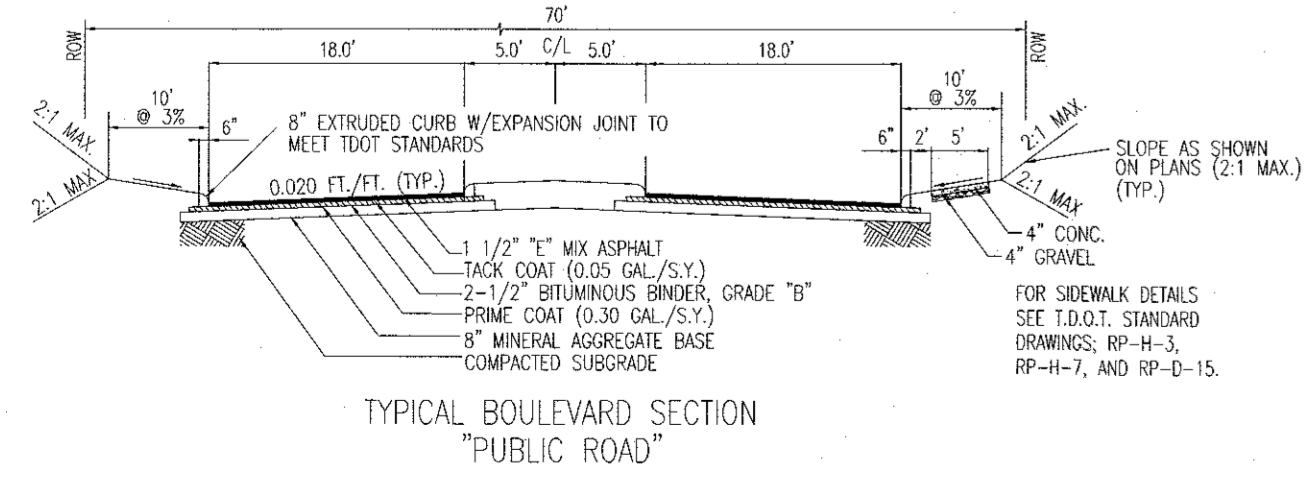
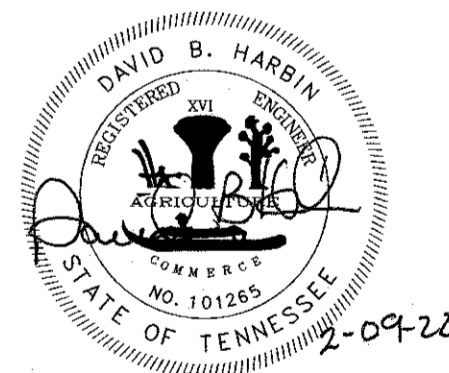
CONCEPT & USE OF REVIEW PLAN
 BROWN PROPERTY-COUCH MILL ROAD
 TAX MAP 117, PART OF PARCEL 8
 DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-C1
 SHEET 1 OF 6 SHEET(S)

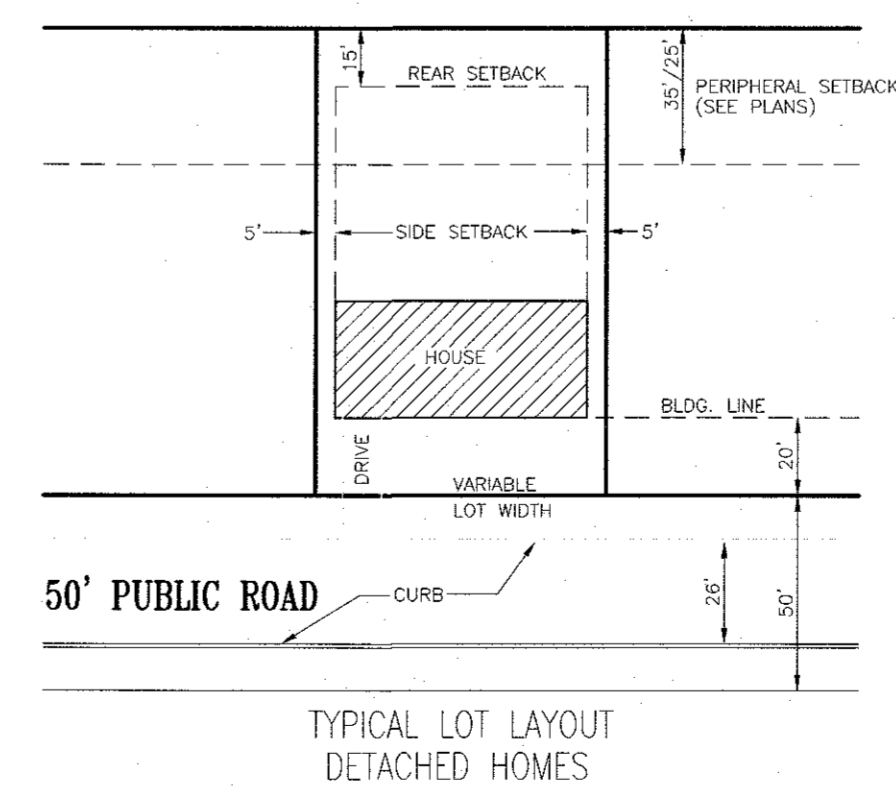


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 131.2 ACRES SUBDIVIDED INTO 182 LOTS WITH 13 COMMON AREA LOTS CONTAINING 33.54 ACRES.
 - THIS PROPERTY IS ZONED PR (PENDING).
- BUILDING SETBACKS:
- FRONT: 20'
SIDE: 5'
REAR: 15'
- PERIPHERAL SETBACKS 35' (5' ALONG COUCH MILL ROAD, SEE PLAN FOR LOCATION)
- ALL ROAD PROFILES ARE BASED ON KDCS CONTIGUOUS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELL/SOUTH
 - BOUNDARY SURVEY BY OTHERS
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY
 - NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SHANKOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIGNED WITHIN THE 50' BUFFER AREA SURROUNDING THE SHANKOLE. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SHANKOLE ON THAT LOT.
 - ALTERNATE DESIGN STANDARD APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AT THEIR MARCH 10, 2022 MEETING:
REDUCING CENTERLINE ROADWAY RADIUS FROM 250 FEET TO 125 FEET AT STATION 21+50 ROAD "B".
 - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING IS AS FOLLOWS:
ALLOW ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3%:
ROAD "A" 2.42% @ ITS INTERSECTION WITH COUCH MILL RD.
ROAD "A" 2.42% @ ITS INTERSECTION WITH ROAD "B"
ROAD "C" 3.00% @ ITS INTERSECTION WITH ROAD "D"
ROAD "D" 3.00% @ ITS INTERSECTION WITH ROAD "E"
ROAD "E" 3.00% @ ITS INTERSECTION WITH ROAD "F"
ROAD "F" 2.78% @ ITS INTERSECTION WITH ROAD "G"
ROAD "G" 2.94% @ ITS INTERSECTION WITH ROAD "H"
ROAD "H" 3.00% @ ITS INTERSECTION WITH ROAD "I" (STA. 0+00)
ROAD "I" 3.00% @ ITS INTERSECTION WITH ROAD "J" (STA. 22+00-BOTH APPROACHES)
ROAD "J" 3.00% @ ITS INTERSECTION WITH ROAD "K"
ROAD "K" 3.00% @ ITS INTERSECTION WITH ROAD "L"
ROAD "L" 3.00% @ ITS INTERSECTION WITH ROAD "M"
ROAD "M" 3.00% @ ITS INTERSECTION WITH ROAD "N"
ROAD "N" 3.00% @ ITS INTERSECTION WITH ROAD "O"
ROAD "O" 3.00% @ ITS INTERSECTION WITH ROAD "P"
ROAD "P" 3.00% @ ITS INTERSECTION WITH ROAD "Q"
ROAD "Q" 3.00% @ ITS INTERSECTION WITH ROAD "R"
ROAD "R" 3.00% @ ITS INTERSECTION WITH ROAD "S"
 - VARIANCE APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AT THEIR MARCH 10TH MEETING IS AS FOLLOWS:
REDUCE TANGENT LENGTH BETWEEN BROKEN BACK CURVES 150' TO 125', STA. 5+97 TO STA. 7+20 ROAD "C".
 - VARIANCE APPROVED BY THE KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AT THEIR MARCH 10TH MEETING IS AS FOLLOWS:
REDUCE TANGENT LENGTH BETWEEN BROKEN BACK CURVES 150' TO 125', STA. 5+97 TO STA. 7+20 ROAD "C".
 - AREA WITHIN THE HELIXE PROTECTION IS 37.0 ACRES. 20.9 ACRES WILL BE OBLITERATED.

1,892 TOTAL
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 589-6473
email@bhn-p.com



Planning
KNOXVILLE, TENNESSEE
File No.: 1-SA-22-C / 1-D-22-UR
Date submitted: 2/14/2022
These plans have not been reviewed by
Planning Staff and may not be finalized.



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, CALCULATIONS AND EXHIBITS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER: *David B. Harbin*
TENNESSEE CERTIFICATE NO. 101265

55' WIDE DETACHED LOTS.....	197
65' WIDE DETACHED LOTS.....	162
TOTAL LOTS.....	359
LENGTH OF ROAD.....	16,330'
APPROX. ACREAGE.....	131.2±

OWNER/DEVELOPER:
SAFE HARBOR DEVELOPMENT, LLC
c/o DARBY CAMPBELL
308 LETTERMAN RD.
KNOXVILLE, TENNESSEE 37919

1-SA-22-C/1-D-22-UR

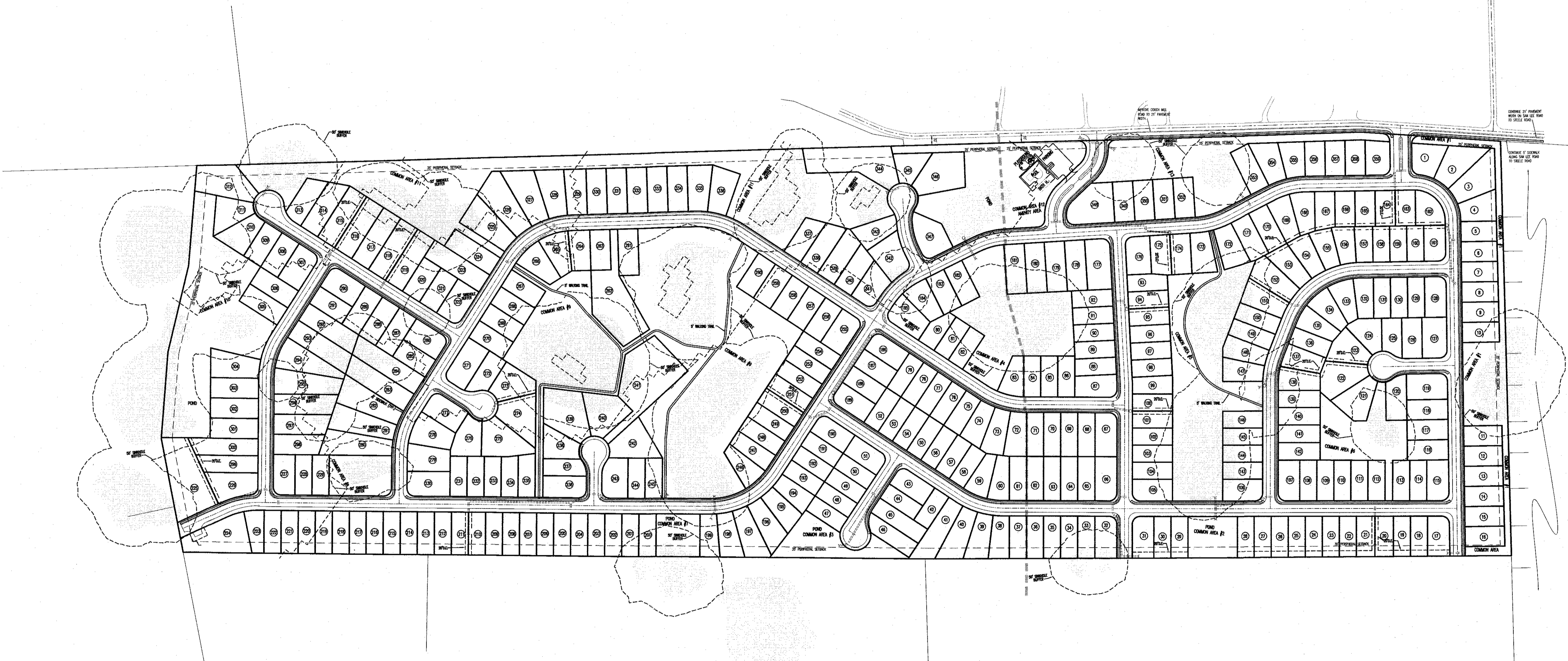
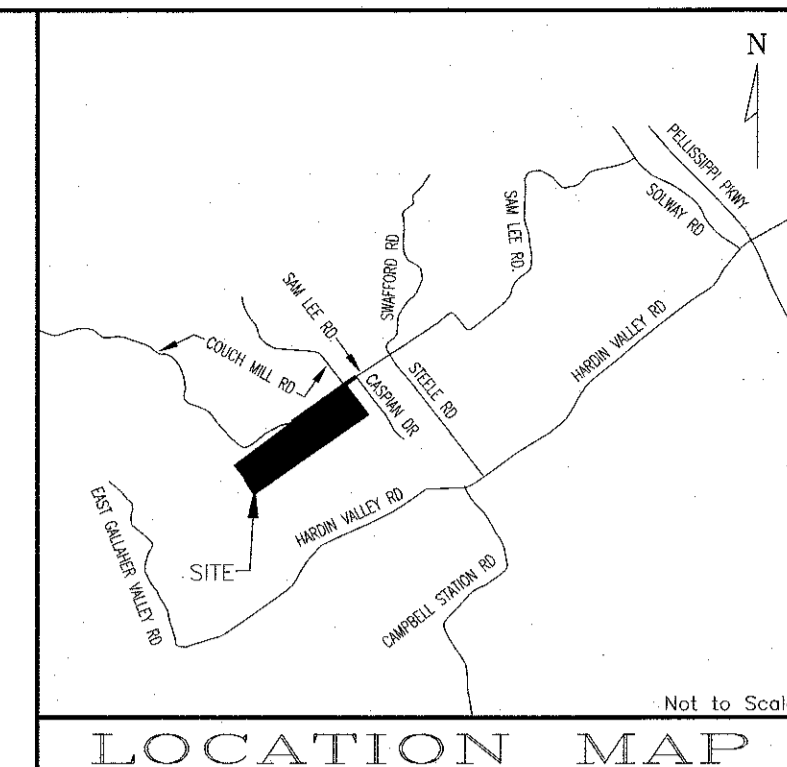
SCALE
1"=100'
DATE
10/13/21

CONCEPT & USE OF REVIEW PLAN
GRAND PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-C2
SHEET 2 OF 6 SHEET(S)

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 589-6473
email@bhn-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	EEC	02-09-22	ELIMINATED TOWNHOME LOTS					
CHECKED	DBH	02-01-22	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS					



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING INSTRUMENTS, CONDITIONS AND SPECIFICATIONS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REPEALED AND RESCINDED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER: *David B. Harbin*
 TENNESSEE CERTIFICATE NO. 101265



File No.: 1-SA-22-C / 1-D-22-UR

Date submitted: 2/14/2022

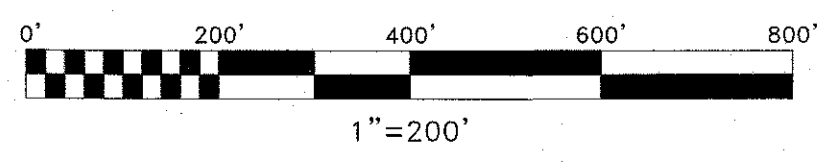
These plans have not been reviewed by Planning Staff and may not be finalized.

1-SA-22-C/1-D-22-UR

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

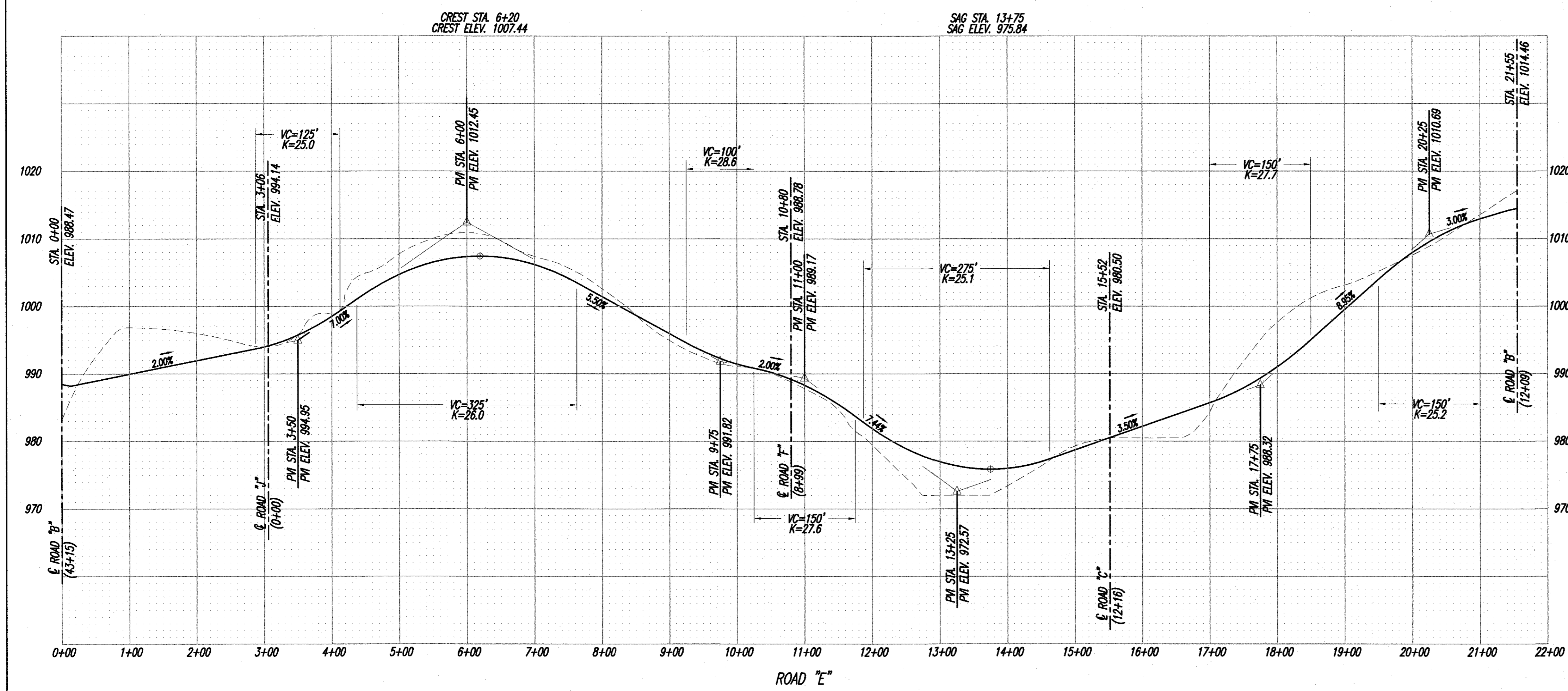
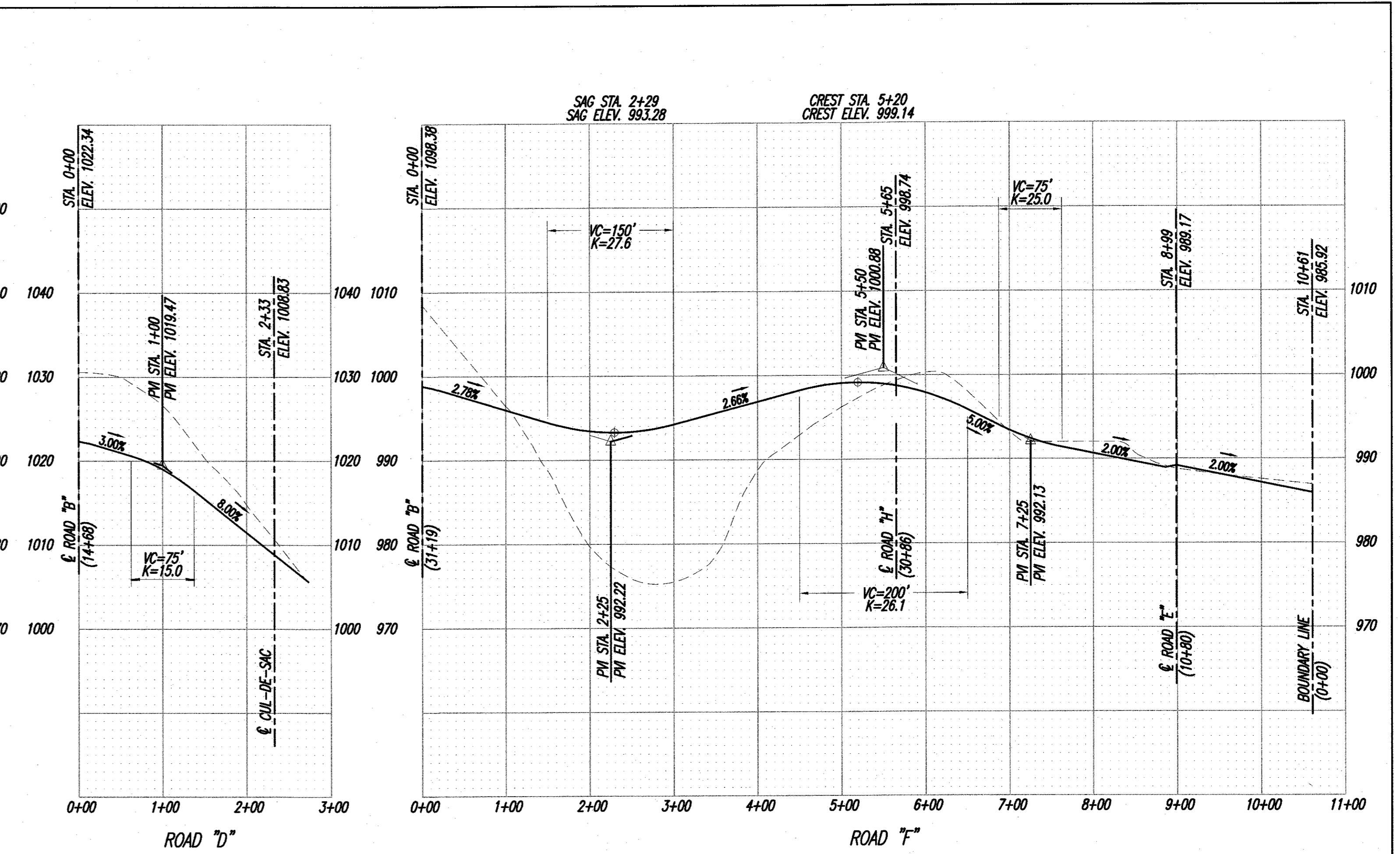
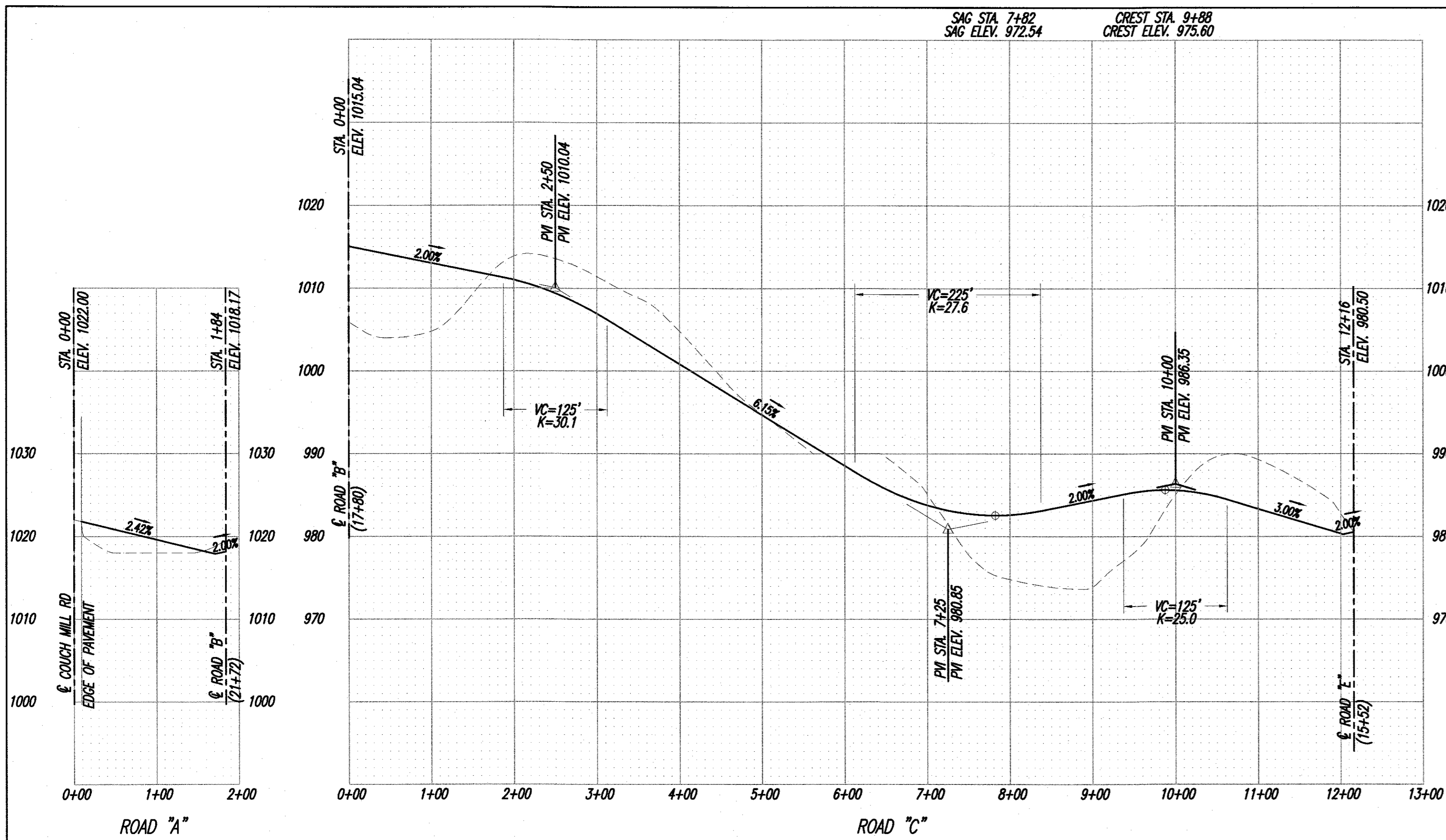
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DRAWN	EEG							
CHECKED	DBH							
		2	02-09-22				ELIMINATED TOWNHOME LOTS	
		1	02-01-22				KNOXVILLE/KNOX COUNTY PLANNING COMMENTS	

SCALE
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 DATE
 10/13/21

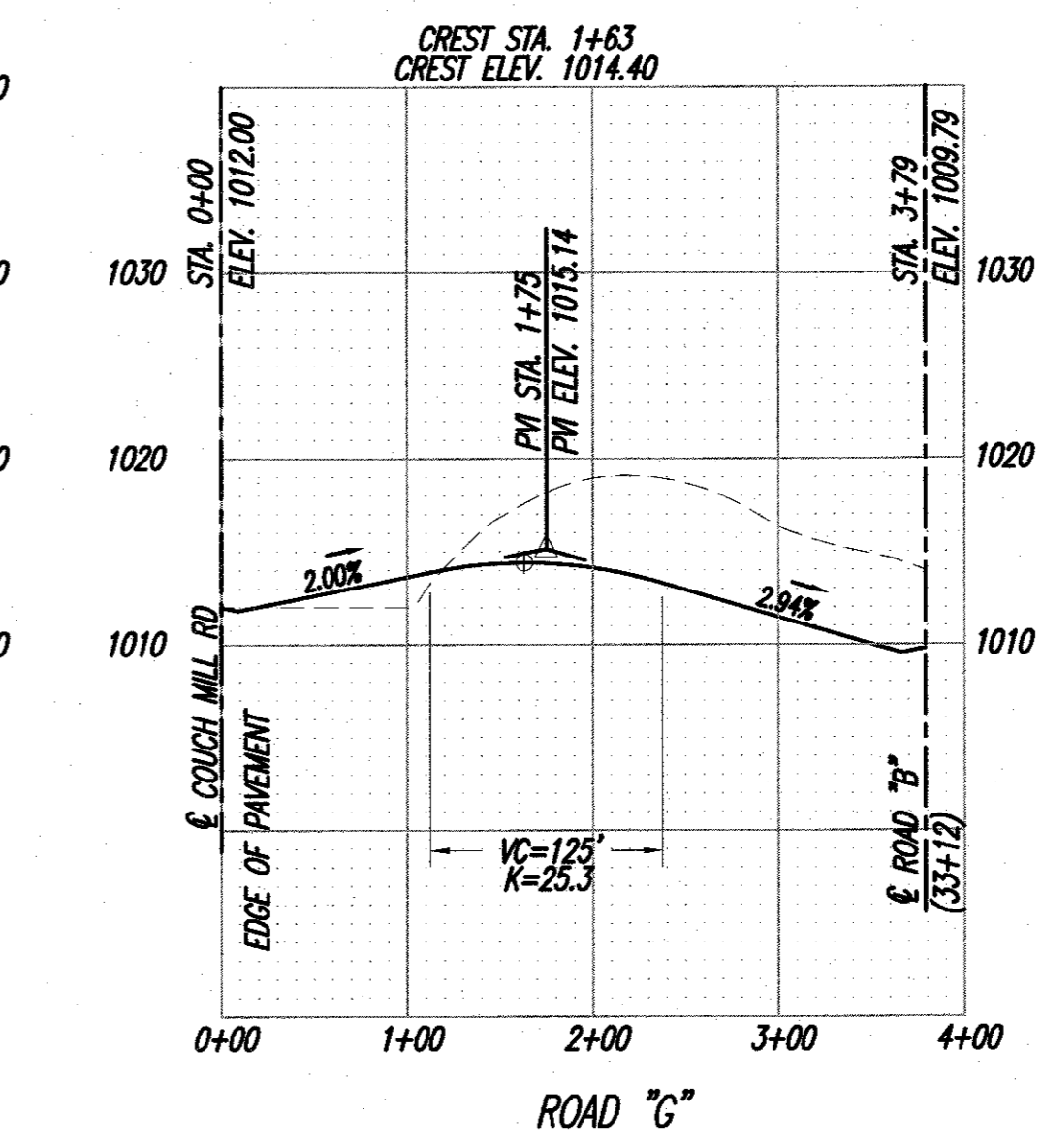
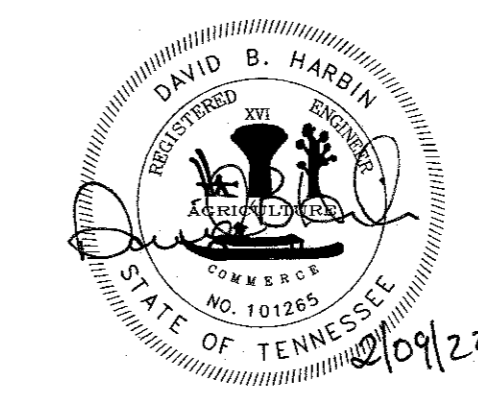


SINKHOLE SITE PLAN
 BROWN PROPERTY-COUCH MILL ROAD
 TAX MAP 117, PART OF PARCEL 8
 DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-C3
 SHEET 3 OF 6 SHEET(S)



Planning
 File No.: 1-SA-22-C / 1-D-22-UR
 Date submitted: 2/14/2022
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 Planning Staff and may not be finalized.



1-SA-22-C/1-D-22-UR

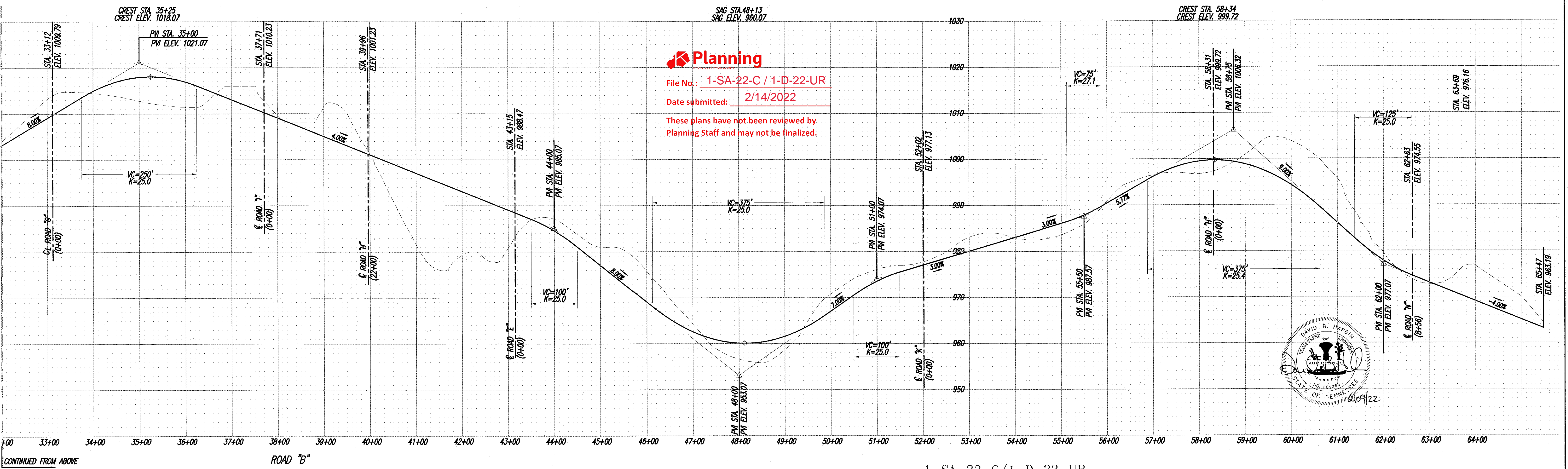
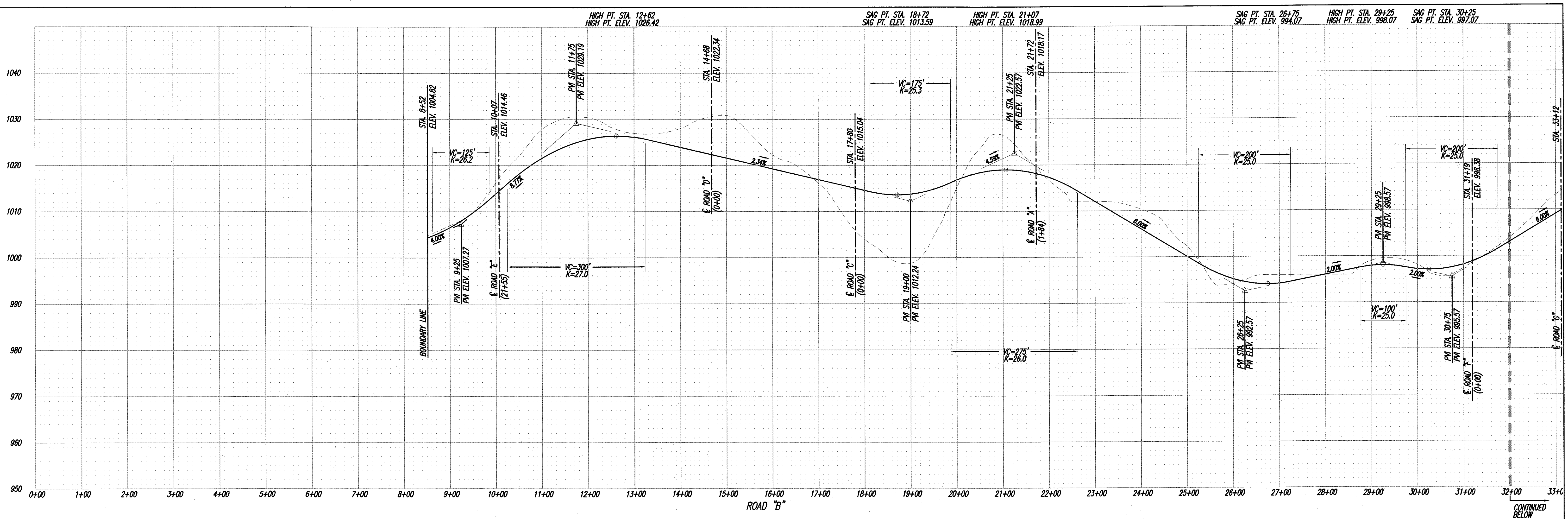
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH				
DRAWN	EEG				
CHECKED	DBH				
NO.	DATE	REVISION	APPR.	NO.	DATE
1	02-01-22	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS			

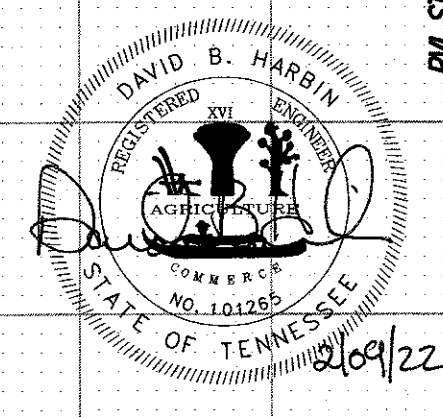
SCALE
 1" = 100' HORIZONTAL
 1" = 10' VERTICAL
 DATE
 10/13/21

ROAD PROFILES
 FOR
 BROWN PROPERTY-COUCH MILL ROAD
 TAX MAP 117, PART OF PARCEL 8
 DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP1
 SHEET 4 OF 6 SHEET(S)



Planning
 File No.: 1-SA-22-C / 1-D-22-UR
 Date submitted: 2/14/2022
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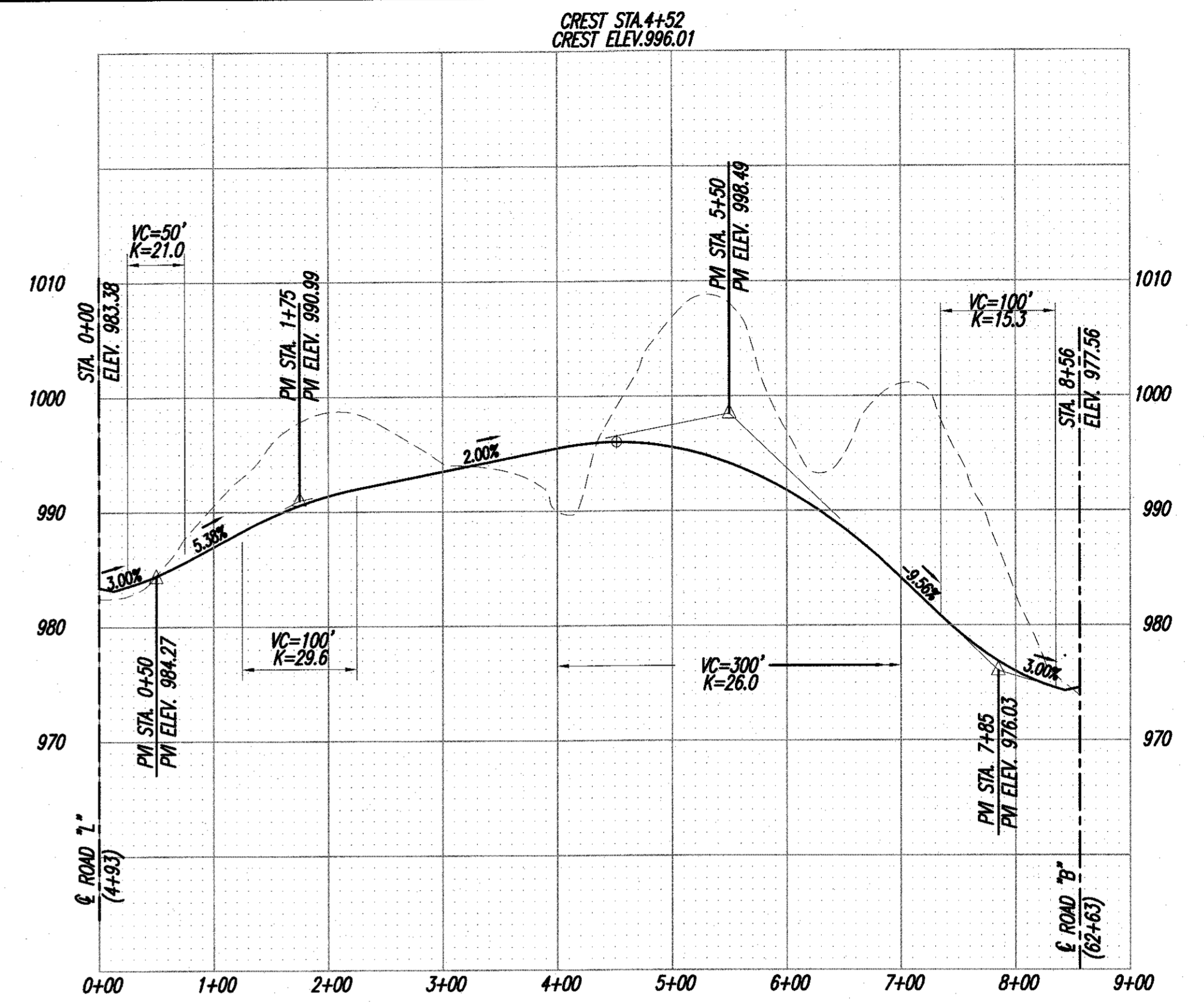
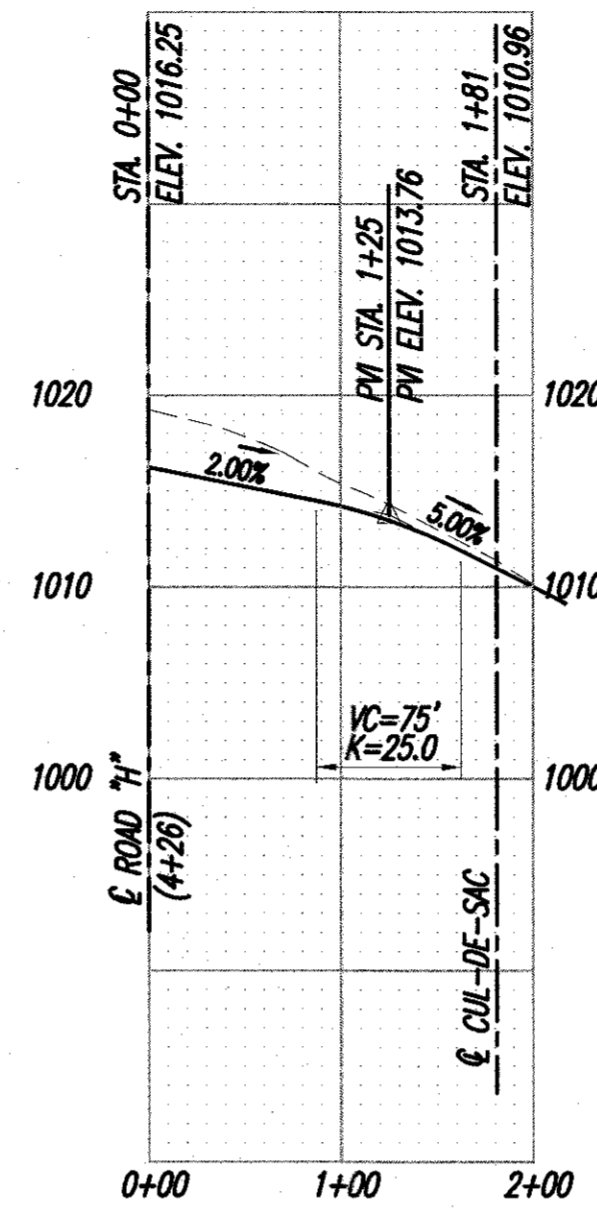
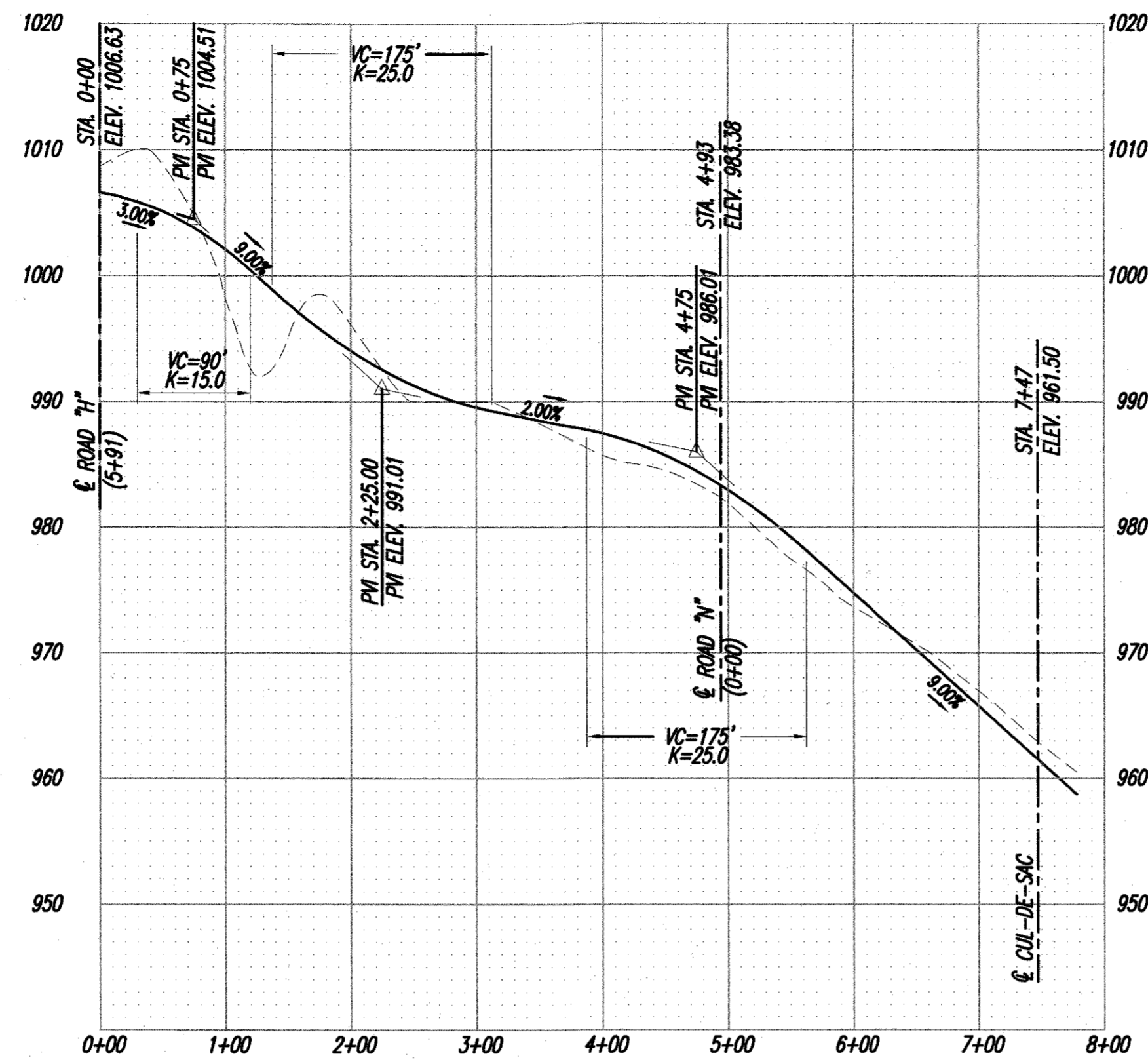
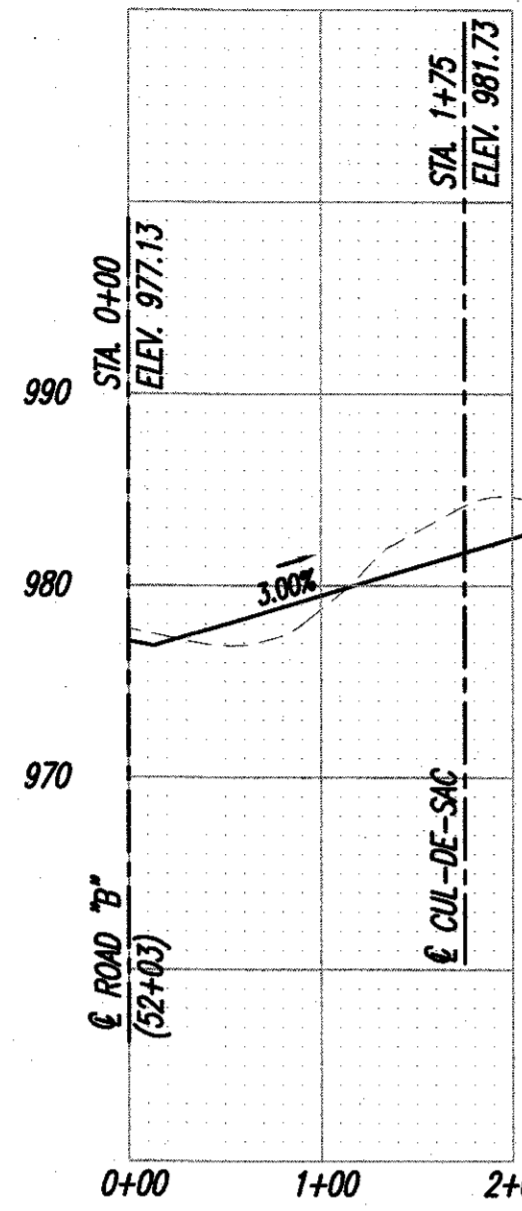
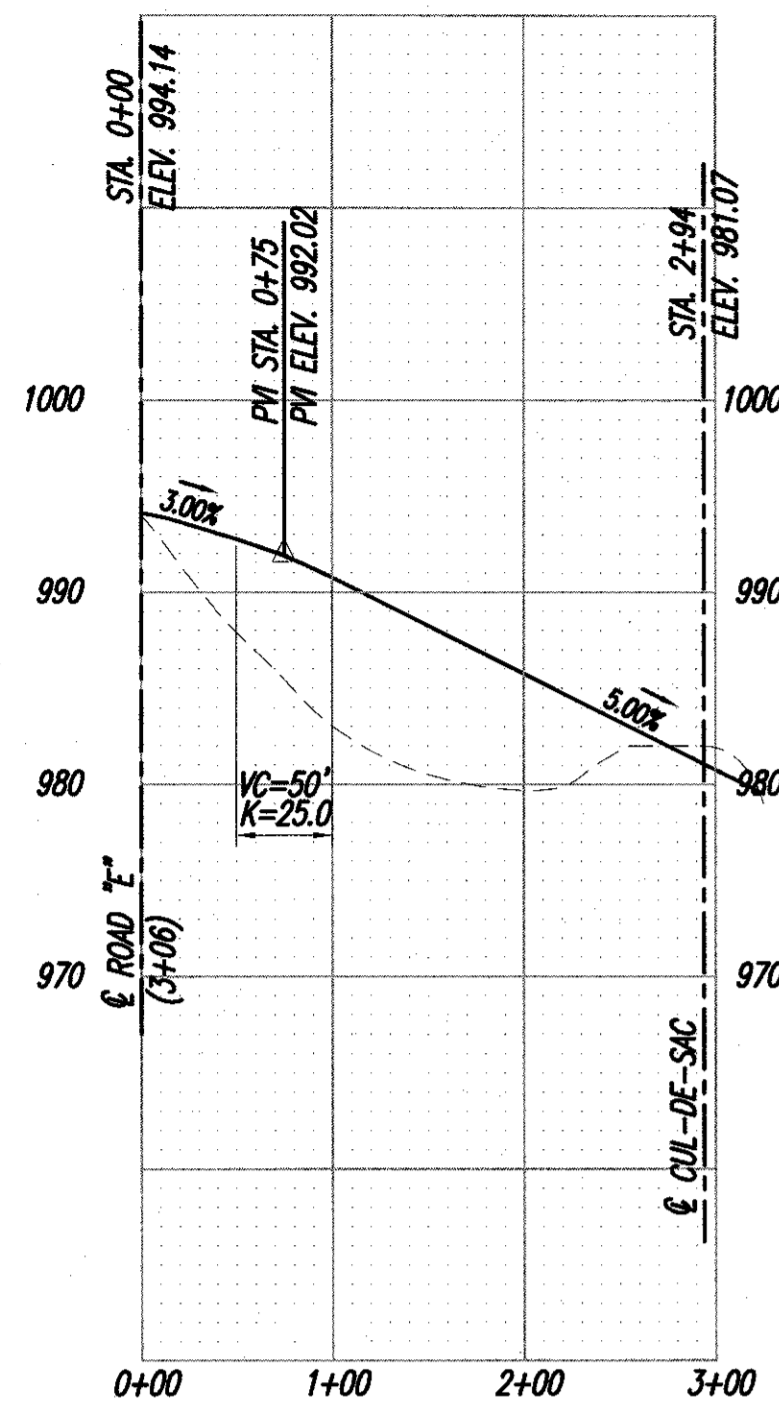
DESIGNED	DBH				
DRAWN	EEG				
CHECKED	DBH				
NO.	DATE	REVISION	APPR.	NO.	DATE
1	02-01-22	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS			

SCALE
 1" = 100' HORIZONTAL
 1" = 10' VERTICAL
 DATE
 10/13/21

1-SA-22-C/1-D-22-UR

ROAD PROFILES
 FOR
 BROWN PROPERTY-COUCH MILL ROAD
 TAX MAP 117, PART OF PARCEL 8
 DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP2
 SHEET 5 OF 6 SHEET(S)



CREST STA. 3+63
CREST ELEV. 1017.07

SAG STA. 10+74
SAG ELEV. 982.78

CREST STA. 12+00
CREST ELEV. 984.28

SAG STA. 16+67
SAG ELEV. 969.69

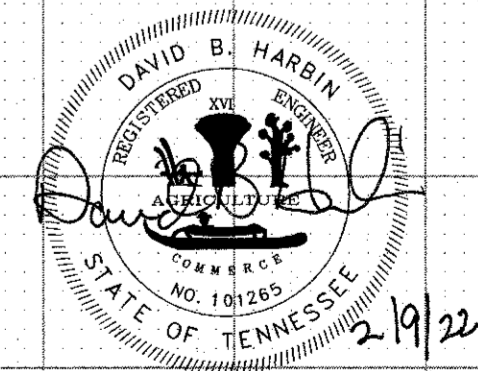
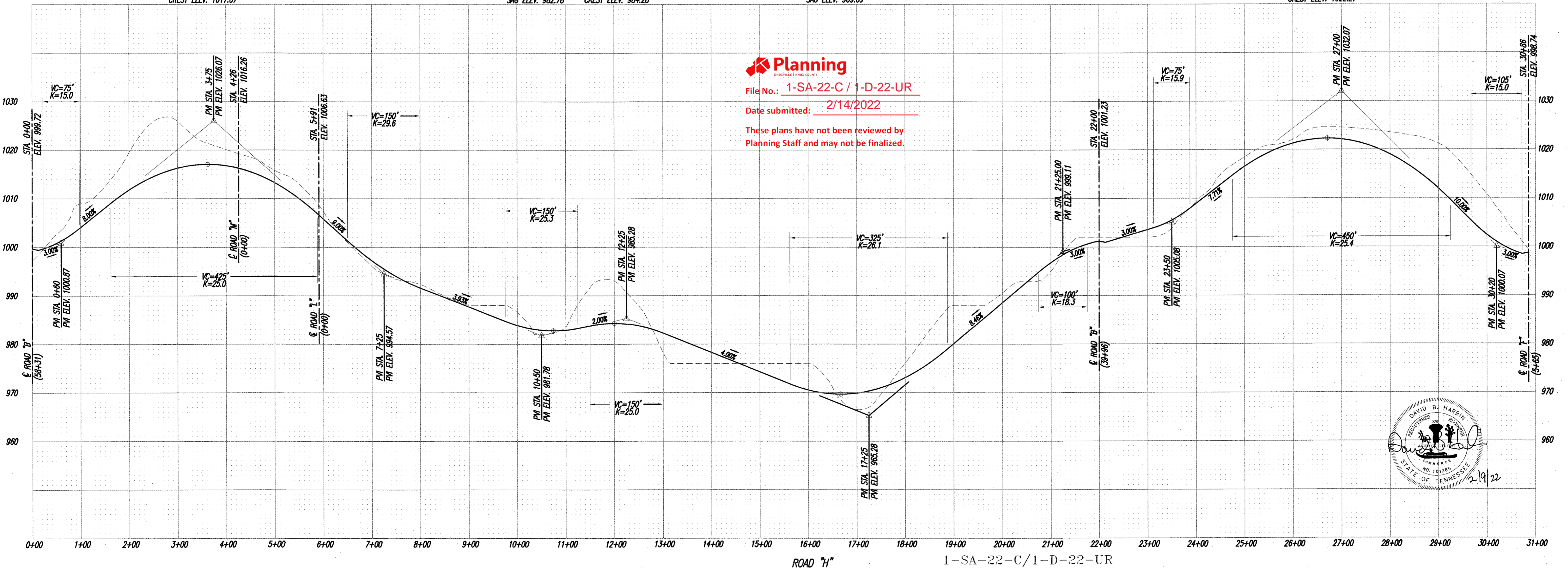
CREST STA. 26+71
CREST ELEV. 1022.27



File No.: 1-SA-22-C / 1-D-22-UR

Date submitted: 2/14/2022

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Planning Staff and may not be finalized.



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH						
DRAWN	EEC						
CHECKED	DBH						
NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
1	02-01-22	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS					

SCALE	1" = 100' HORIZONTAL 1" = 10' VERTICAL
DATE	10/13/21

ROAD "H" 1-SA-22-C/1-D-22-UR

ROAD PROFILES
FOR
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP3

SHEET 6 OF 6 SHEET(S)